

FILE NO.: Z-4923-Q

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NAME: Shackleford Crossing Revised Long-form PCD

LOCATION: Located at 2600 South Shackleford Road

DEVELOPER:

Todd Lewellen  
SiteExcell, LLC  
33300 Kanis Road  
Paron, AR 72122

ENGINEER:

Central Arkansas Surveying Inc.  
11708 Kanis Road  
Little Rock, AR 72211

AREA: 98.40 acres      NUMBER OF LOTS: 1 zoning lot      FT. NEW STREET: 0 LF

CURRENT ZONING:      PCD

ALLOWED USES:      C-2, Shopping Center District and O-2, Office and  
Institutional District uses

PROPOSED ZONING:      Revised PCD

PROPOSED USE: Add the allowance of a wireless communications tower within  
a lease parcel located within Lot B of Shackleford Crossing Addition

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

The Little Rock Board of Directors adopted Ordinance No. 19,237 on November 23, 2004, approving a Conceptual PCD known as Shackleford Crossing Long-form PCD, which was located at the southwest corner of South Shackleford Road and Interstate 430. The conceptual plan included the north 62 acres being developed with C-2, Shopping Center District permitted uses, the south 20 acres being O-2, Office and Institutional District permitted uses and the middle 15 acres being a transition area where O-2, Office and Institutional District and C-2, Shopping Center District permitted uses would be allowed. The plan also showed four (4) out parcels along the

Shackleford Road frontage, with three (3) main entry drives from Shackleford Road. The total project would consist of 1,000,000 square feet of gross building area.

Ordinance No. 19,399 adopted by the Little Rock Board of Directors on September 20, 2005, established revisions to the previously approved PCD. The approval defined the site plan for Phase I, the commercial portion of the project and one (1) of the office lots. With the request, a preliminary plat for the subdivision of the site with sixteen (16) lots and out-parcels was also approved. The approved site plan included an area previously excluded containing the Comcast office tract on Shackleford Road and incorporated the area into the overall project plan.

Subsequent revisions have allowed for development of the site with hotels, office, retail and restaurant uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the overall PCD for Shackleford Crossing to allow the placement of a 100-foot tall cellular tower within the parking lot island located west of the JC Penney store. The site plan includes the placement of a 12-foot by 16-foot building to house the equipment. Two (2) additional equipment pad areas are indicated on the site plan to allow for future expansion of providers on the tower. The wireless facility will be screened with an 8-foot screening fence as typically required by Section 36-593, Wireless Communication Facilities - Development Standards.

B. EXISTING CONDITIONS:

The shopping center has developed with a mix of retail and office uses. Comcast is located within the development and two (2) hotels have been constructed within the office portion of the development. A third hotel has been approved on a lot located on the corner of Shackleford Road and Crossings Court. Along Shackleford Road several restaurants and an express tunnel carwash have been constructed on out-parcels. Other uses in the area include Camp Aldersgate to the east, a vacant property to the southeast approved as a PCD for a mixed use development containing residential, office and retail uses.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer service not required for this project. No comment.

Entergy: Entergy has no objection to this cell tower site. However, care must be exercised in all construction work as all power lines are buried in this area. Also, it may be difficult to extend single or 3-phase power to this new cell tower because of this reason. Contact Entergy well in advance of construction to work out the details of service.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: Approved as submitted.

County Planning: No comment.

CATA: Bus service at Wal-Mart and Shackleford Crossing Development. Tower should have no impact on bus service.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a revision to the existing PCD (Planned Commercial District) to add a cellular tower with this development.

Master Street Plan: Shackleford Road is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Shackleford Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Provide calculations to show that the proposed loss of this landscape area does not cause the site to fall below the minimum standards of the landscape ordinance for interior or building landscape areas.
2. Development of the proposed WFC site is to comply with the landscape and screening requirements of Chapter 36, Article XII, Wireless Communication Facilities.
3. The required six (6) foot wide landscape strip on the perimeter of the WCF is to be located within the lease area. As shown, the landscaping is outside of the lease area. Adjust the plan to place the landscaping within the lease area shown or enlarge the lease area. If a variance is requested to allow the landscaping outside the lease area, provide acknowledgement from the property owner clearly stating that they accept this arrangement and the responsibility to perpetually maintain the landscape materials in association with the WCF site.
4. Additional shrubbery is required on the perimeters of the site to meet the requirement of planting with a maximum spacing of forty-eight (48) inches.

G. SUBDIVISION COMMITTEE COMMENT: (June 4, 2014)

The applicant was not present. Staff presented the item stating there were few outstanding technical issues associated with the request. Staff stated they would work with the applicant to address any questions or concerns prior to the public hearing. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant has submitted a revised site plan addressing the technical issues associated with the request raised during the Subdivision Committee review process. The revised plan indicates the required landscaping with the placement of additional trees and shrubs with the landscape area of the WCF lease area. The applicant has also provided a written confirmation from the property owner stating they will maintain the landscape areas required by the placement of the WCF facility.

The request is to amend the overall PCD for Shackleford Crossing to allow the placement of a 100-foot tall cellular tower within the parking lot island located west of the JC Penney store. The site plan includes the placement of a 12-foot by 16-foot building to house the equipment. Two (2) additional equipment pad areas are indicated on the site plan to allow for future expansion of providers on the tower. The wireless facility will be developed in compliance with the typical requirements of Section 36-593, Wireless Communication Facilities - Development Standards.

The applicant has provided the calculations to show that the proposed loss of landscape area for the placement of the cellular tower has not caused the site to fall below the minimum standards of the landscape ordinance for interior or building landscape areas. The ordinance typically requires a minimum of 8-percent of the paved areas to be landscaped. According to the calculations provided by the applicant the site will continue to provide 13.42-percent of interior landscaping.

The development of the proposed WCF site is to comply with the landscape and screening requirements of Chapter 36, Article XII, Wireless Communication Facilities. The plan as submitted indicates the placement of a perimeter fence a minimum of 8-feet in height.

A 6-foot wide landscape strip on the perimeter of the WCF is to be located within the lease area. Additional shrubbery has been indicated on the perimeters of the site to meet the requirement of plantings with a maximum spacing of 48-inches to comply with the typical standards of the zoning ordinance. The plan as submitted indicates the landscaping will be located outside of the cellular providers lease area. The applicant has provided written confirmation from the property owner and a signed lease agreement which state the property owner accepts the responsibility to maintain the landscape materials associated with the WCF site.

Staff is supportive of the request. Staff does not feel the placement of the WCF tower on this site as proposed will adversely impact the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(JUNE 26, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.